



# REPORT TO CITY COUNCIL

**NO TAXES DUE**

**TO: The Honorable Mayor and Members of the City Council**

**FROM: Debra M. Irvin, City Manger**

**DATE: August 16, 2018**

**SUBJECT: Case # 18-14** – A request for a Special Use Permit to James Leahy for a Change of Ownership and Name Change to continue to operate a coin laundry at **8650 Frost Ave** under the new ownership and name **Sheets Laundromats.**

We have investigated the Subject item, above, and present the following as our findings:

## **BACKGROUND**

The current zoning is C-2 General Commercial District. The locator # is 10K340949, the total acreage of the parcel is about 1.38 acres. The records indicate that this structure was built in 1968 and has a total area under roof of about 5,660 square feet, and is commonly known as Hanley Frost Center

## **RECOMMENDATION**

Staff recommends referral to Plan Commission for a Special Use Permit for James Leahy for a Change of Ownership and Name Change to continue to operate a coin laundry at **8650 Frost Ave** under the new ownership and name **Sheets Laundromats.**

Since it is a C-2 zone; this type of business required a Special Use Permit and the regulations are in **Section 655.010** of the Municipal Code as “*Self-Service Dry Cleaning and Laundries.*”

## **SUPPORTING DOCUMENTS**

- -Staff Report
- -Special Use Application
- -St. Louis County Aerial Property View
- -Site Photographs

**Respectfully submitted,**





### TYPE OF APPLICATION

(Please check all that apply)

**INITIAL FEE \$350**

<input type="checkbox"/> Preliminary (Plats)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Other

**REQUIREMENTS:**

1. Prepare twenty (20) legible sets of drawings detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Planning meeting. (SEE attached Deadline & Meeting dates)
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S) James Leahy (New owner)

APPLICANT IS (CHECK ONE): OWNER  AGENT \_\_\_\_\_ PURCHASER OF CONTRACT  TENANT \_\_\_\_\_

APPLICANT(S) ADDRESS: STREET 8650 Frost  
CITY Berkeley STATE MO ZIP 63134 PHONE 314-606-5114 E-MAIL leahyjim@hotmail.com

LOCATION OF PROPOSED USE

STREET ADDRESS: 8650 Frost

PROPERTY DESCRIPTION: Exsiting Laundrymat - self service.

PRESENT ZONING DISTRICT: C-2 PROPOSED ZONING DISTRICT (If applicable) none

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Self Service Laundrymat

THE PROPERTY IS TO USE IT FOR: (Type of Business) same use - upgraded

**DAYS & HOURS OF OPERATION ETC.** Seven days a week 5am -11pm

PROPOSED NAME OF BUSINESS: Sheets Laundrymats

APPROXIMATE SIZE OF TRACT: ACRES \_\_\_\_\_ SQ FT OF SPACE (Under roof) 2,500

**IF APPLICANT IS NOT OWNER: OWNER(S) NAME:** Bronson LLC

ADDRESS: STREET: PO Box 210299 CITY Saint Louis

STATE: MO ZIP: 63121 PHONE: ( 314 ) 365-1145 E-MAIL \_\_\_\_\_

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: \_\_\_\_\_

SIGNATURE

By signing this application the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

APPLICANT(S) SIGNATURE \_\_\_\_\_ OWNER(S) SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

On this date 8/16/2018, all items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION. STAFF SIGNATURE: Debra M. Arwin

DATE PAID \_\_\_\_\_ Cash  Check  Money Order  Debit/Credit  RECEIPT NO: \_\_\_\_\_ CASE NO: 18-14

ST. LOUIS COUNTY, MISSOURI



### Real Estate Tax History Statement

This information reflects the tax status for the account and tax year(s) indicated.

If you have any questions you can contact the Collection Division by calling (314) 615-5500.

Effective 8/16/2018.

Locator Number: 10K340949  
 Owner Name: Royal Real Estate L L C  
 Property Location: 8624 Frost Ave  
 Subdivision: Hanley & Frost Commercial Plat 1  
 Block Number:  
 Lot Number: 2  
 School Sub Code: 111NE  
 Legal Description:  
 Assessed Value: \$167,580.00

Office Use: 2TPP92419R06483YKY0K1LWD7 8/16/2018 12:54:37 PM

17 10K340949 ROY-ALL PAID

**Real Estate Tax History:**

Tax Year	Owner's Name	Tax Code	Sewer Lateral Fee	Total Assessed Value	Amount Due	Amount Paid	Date Paid
2017	Royal Real Estate L L C	111NE	\$0.00	\$167,580.00	\$18,857.93	\$18,857.93	12/26/2017
2016	Royal Real Estate L L C	111NE	\$0.00	\$178,650.00	\$20,749.32	\$20,749.32	11/29/2016
2015	Royal Real Estate L L C	111NE	\$0.00	\$178,650.00	\$20,089.00	\$20,089.00	12/16/2015
2014	Royal Real Estate L L C	111NE	\$0.00	\$184,000.00	\$20,861.93	\$20,861.93	12/29/2014
2013	Royal Real Estate L L C	111NE	\$0.00	\$184,000.00	\$19,940.03	\$19,940.03	12/16/2013
2012	Royal Real Estate L L C	111NE	\$0.00	\$201,530.00	\$20,822.50	\$20,822.50	12/26/2012
2011	Royal Real Estate L L C	111NE	\$0.00	\$201,530.00	\$20,784.81	\$20,784.81	12/19/2011
2010	Royal Real Estate L L C	111NE	\$0.00	\$203,010.00	\$20,010.28	\$20,010.28	12/9/2010
2009	Royal Real Estate L L C	111NE	\$0.00	\$203,010.00	\$19,204.55	\$19,204.55	11/23/2009
2008	Royal Real Estate L L C	111NE	\$0.00	\$228,770.00	\$21,958.72	\$21,958.72 *	12/16/2008
							Date of Distribution ** - 3/25/2009
2007	Royal Real Estate L L C	111NE	\$0.00	\$228,770.00	\$22,304.18	\$22,304.18	11/26/2007
2006	Royal Real Estate L L C	111NE	\$0.00		\$18,275.37	\$18,275.37	11/3/2010
2005	Kiely Thomas	111NE	\$0.00		\$20,631.92	\$20,631.92	12/6/2005
2004	Kiely Thomas	111NE	\$0.00		\$9,403.00	\$9,403.00	3/6/2012

Note that commercial surcharges are not included in the tax Amount Due column for tax years prior to 2002.

\* - The tax amount was paid under protest.

\*\* - The date the tax amount was available for distribution amongst the appropriate taxing entities.

Close Window

# St. Louis County Map



8/16/2018, 12:55:01 PM

-  Sales (Last 2 Years)
-  Special Flood Hazard Areas (1% Annual Chance)
-  Other Flood Areas (0.2% Annual Chance)

